

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN DIMAS

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Village Walk (aka Grove Station)	SF	Owner	0	0	0	33	33	0	Redevelopm ent Agency or Successor Agency Funds	Agency funds used to assist restricted housing for new units within project area.	
Bonita Canyon Gateway (Avalon)	5+	Renter	11	0	13	132	156	0	Redevelopm ent Agency or Successor Agency Funds	Agency assistance to comply with requirement s within project area	

(9) Total of Moderate and Above Moderate from Table A3		16	185		
(10) Total by Income Table A/A3	11	0	16	185	
(11) Total Extremely Low-Income Units*	0				

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	3	0	3	0
No. of Units Permitted for Above Moderate	20	0	0	0	0	20	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	162	0	0	0	0	0	11	0	0	0	11	151
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	101	0	0	0	0	0	0	0	0	0	0	101
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		107	0	0	0	0	6	16	0	0	0	22	85
Above Moderate		255	0	3	2	8	28	185	0	0	-	226	29
Total RHNA by COG. Enter allocation number:		625										259	366
Total Units ▶▶▶			0	3	2	8	34	212	0	0	0		
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Code Enforcement and Abatement	Conduct 50 inspections annually. Inform violators of available rehabilitation assistance	2008-14	14 The City continues to implement its code enforcement program and inform eligible households of available rehabilitation assistance.
Single Family Rehabilitation	Assist 50 lower income households annually through grants and loans, for six year goal to assist 300 households. Assess extending program to moderate income households.	2008-14	From 2008 to 2014 245 homeowners received grants and loans to rehabilitate their homes, including 5 ELI, 78 VLI, 75 Low and 87 Moderate income households.
Single Family Substantial Rehabilitation	Assist 10 lower income households through Cal-Home substantial rehabilitation program. evaluate program for continuation beyond 2010.	2008-14	From 2008 to 2014 the City assisted 10 lower income households using Cal-Home funding.
Lead-based Paint/Hazard Assessmnt	Provide lead assessments and assistance (up to \$5000) to 60 home, or ten homes annually	2008-14	From 2008 to 2014 85 units had lead based paint hazards assessed and/or eliminated
Mobile Home Park Preservation and Affordability	Renew the City's Mobile Home; Accord;	2008-14	An average of 10lower income households per year are receiving rent credits

	continue new space rent credit program at Charter Oaks to assist at least 5 lower income residents annually.		in Charter Oaks
Preservation of Assisted Rental Housing	Commit finding to preserve Villa San Dimas. initiate discussions with Voorhis Village	2008-14	On the Voorhis Village project, the City supported the new project owners in receiving Tax Exempt bond financing by becoming a member of CSCDA and conducting a public hearing on the use of bond funds; the resulting financing has resulted in an increase in the number of low income affordable units from 21 to 65 and an extension of the affordability terms for 55 years.
Residential and Mixed Use Sites Inventory	Maintain current inventory of sites and provide to developers along with information on incentives	2008-14	City maintains site inventory and provides information on incentives
Senior Housing, Alternatives, Resources, Education	Serve 600 seniors annually, including 50 home sharing participants	2008-14	Program terminated due to loss of redevelopment funding
Accessible Housing	Continue implementation of reasonable accommodations ordinance; continue to review ordinance for constraints to accessible housing	2008-14	City continues to provide clear process for persons requesting accommodations
Section 8 Rental assistance	Continue participation/ coordination with HACoLA; encourage landlords to register units; advertise programs to residents.	2008-14	Cities continues to advertise and provide referrals to County
Rezoning to Accommodate Higher Density residential and Mixed Use	Rezone at least 7.4 acres at 30 units per acre to accommodate 223 units; establish appropriate standards for new mixed use and Multi-Family zones; rezone to provide at least 38 units at a minimum of 16 units per acre; and review the existing noise ordinance to ensure consistency.	2008-14	The City adopted a new MF-30 Zone District and an Affordable Housing Overlay Zone (AHO - for mixed use areas. Three sites totaling 8.73 acres have been rezoned at 30 unit per acre densities, accommodating up to 263 high density units. In addition to 1 acre for 30 units per acre within the Bonita Canyon Gateway SP, the overall project of 156 units translates to a density exceeding 16 units per acre.
Second Units	Continue to implement the adopted second unit ordinance	2008-14	The City continues to allow second units by right in residential zone districts and process applications as received. in 2013 three applications were processed and approved
Facilitate In-fill and mixed use development.	Assist in development of 110 new affordable units. Market in conjunction with housing site inventory.	2008-14	The original developer of the Grove Station project completed 14 units prior to bankruptcy and takeover by the bank. The City worked with Village Walk developer to entitled a revised project with 67 additional units. the revised project includes six deed restricted, affordable, for-sale units assisted by the former RDA.
Inclusionary Housing	Evaluate economic impacts of implementing a 20% inclusionary	2008-14	City consideration was delayed due to the Palmer decision and terminated due to the elimination of redevelopment and RDA project areas.

	requirement for multiple family residential developments in redevelopment project areas.		
Homebuyer assistance	Develop- homebuyer program for the 10 Grove Station units; expand program to purchasers of existing housing.	2008-14	The City is facilitating ten affordable ownership units within the Grove Station/Village Walk project. Any program expansion has been terminated due to the loss of RDA funds.
Green Building	Adopt Citywide Green Building Program. require in agency assisted projects.	2008-14	City has adopted the latest revisions to the State Green Building Code.
Reduce Cost Impact of City Development Permit Procedures	Evaluate affordable projects to assess applicability of fee reduction, deferral or waiver, and expedited project review. Evaluate elimination of CUP requirement for affordable housing.	2008-14	Both applications for affordable projects were provided RDA assistance including fee reductions. Project assistance was preserved through the ROPs process. The CUP requirement was eliminated in the MF-30 and AHO Zones.
Revise Senior Housing standards.	Amend the zoning ordinance to modify or eliminate development standards for senior housing.	2008-14	The City eliminated the senior housing standards in Chapter 18.151.
Revise Multi-Family Development Standards	Amend the Zoning Code to modify development standards for multi-family housing	2008-14	in 2013 the city adopted a new MF-30 zone to provide appropriate development standards for higher density housing at 30 units per acre with additional densities and development standard modifications possible through the new density bonus chapter.
Monitor Application of the Design Review Process	Evaluate impact of design review process on affordable housing on a case by case basis, and modify as appropriate.	2008-14	The City entitled two mixed income projects during the planning period. Neither project identified concerns with the City design review process.
Fair Housing	Continue referrals to various fair housing agencies; provide fair housing materials to residents.	2008-14	The City provides fair housing brochures and provides announcements on the website and public service channel.

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General Comments: